

ARTICLE 3
ESTABLISHMENT OF DISTRICTS

Section 3.01 - Establishment of Districts

ART. 15, ATM 5/91; ART.4, ATM 4/97; ART 14., ATM 4/01; ART. 2, STM 9/04

For the purposes of this Bylaw, the Town of Arlington is hereby divided into 19 districts to be known as:

Full name and class		Short name
Residence 0	Residential	R0
Residence 1	Residential	R1
Residence 2	Residential	R2
Residence 3	Residential	R3
Residence 4	Residential	R4
Residence 5	Residential	R5
Residence 6	Residential	R6
Residence 7	Residential	R7
Business 1	Business	B1
Business 2	Business	B2
Business 2A	Business	B2A
Business 3	Business	B3
Business 4	Business	B4
Business 5	Business	B5
Multi-Use	Multi-Use	MU
Planned Unit Development	Planned Unit Development	PUD
Industrial	Industrial	I
Transportation Open Space	Transportation	T OS

Residential Districts, as a group, are herein referred to as "R" districts.

Business Districts, as a group, are herein referred to as "B" districts.

Section 3.02 - Description of Zoning Districts

R0 - Large Lot Single-Family District

ART. 15, ATM 5/91

The Large Lot Single-Family District is composed of all those areas so designated on the official zoning map. It has the lowest residential density of all districts and is generally served by local streets only. Intensive land uses, uses which would detract from the desired residential character, and uses which would otherwise interfere with the intent of this bylaw are discouraged.

R1 - Single-Family District

ART. 15, ATM 5/91

The Single-Family District is composed of all those areas so designated on the official zoning map. The predominant use is single-family dwellings and public land and buildings. Intensive land uses, uses which would detract from the desired residential character, and uses which would otherwise interfere with the intent of this bylaw are discouraged.

R2 - Two-Family District

The Two-Family District is composed of all those areas so designated on the official zoning map. The predominant use is a two-family dwelling and the district is generally served by local streets only. This district is generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. Uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this bylaw, are discouraged.

R3 - Three-Family District

The Three-Family District is composed of all those areas so designated on the official zoning map. The predominant use is a three-family dwelling with locations along Massachusetts Avenue and Broadway. It is the intent that no businesses be located in the R3 district. Uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this bylaw, are discouraged.

R4 - Town House Districts

The Town House District is composed of all those areas so designated on the official zoning map. It is located along arterials or in the Center area. The predominant uses are one- and two-family dwellings in large, older houses. Conversions of these old homes to apartments or offices is allowed to encourage their preservation. Town house construction is permitted at the same density as the apartment conversions, and at a scale in keeping with the older houses. Uses which would detract from the desired residential character, or otherwise interfere with the intent of this bylaw, are discouraged.

R5 - Apartment District - Low Density

The Low-Density Apartment District is composed of all those areas so designated on the official zoning map. The predominant use is two- to three-story garden apartments located along or near principal arterials. Small-scale offices would be allowed on principal arterials only. Uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this bylaw, are discouraged.

R6 - Apartment District - Medium Density

ART. 91, ATM 3/79

The Medium Density Apartment District is composed of all those areas so designated on the official zoning map. The predominant use is apartments up to four stories high with offices permitted at a smaller scale. Locations are principally Massachusetts Avenue and Pleasant Street. Uses which would detract from the desired residential and office character, or otherwise interfere with the intent of this bylaw, are discouraged.

R7 - Apartment District - High Density

ART. 93, ATM 3/78

The High Density Apartment District is composed of those areas so designated on the official zoning map. The predominant use is apartments up to 5 stories high, although offices are also permitted at the same scale. Locations are principally within or adjacent to Arlington center. Uses which would detract from the desired character, such as large-scale retail uses, or otherwise interfere with the intent of this bylaw, are discouraged.

BI - Neighborhood Office District

The Neighborhood Office District is composed of all those areas so designated on the official zoning map. Predominant uses include one- and two-family residences, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. With most locations on or adjacent to Massachusetts Avenue, the district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher density, more active areas along the Avenue. Uses which would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this bylaw, are discouraged.

B2 - Neighborhood Business District

The Neighborhood Business District is composed of all those areas so designated on the official zoning map. Predominant uses include small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic. Locations are almost all along Massachusetts Avenue or Broadway. Uses which would detract from this small-scale business character, or otherwise interfere with the intent of this bylaw are discouraged.

B2A - Major Business District

ART. 4 B2AATM 4/97

The major Business District is composed of all those areas so designated on the official zoning map. Located along Massachusetts Avenue, Mill Street, Summer Street and Broadway, these areas generally contain uses that are retail and service to serve the needs of a large neighborhood area. Customers generally arrive by car so there is ample parking to serve the retailer. Housing is also permitted at a medium density due to the proximity of the zone to residential uses. Automotive uses; some office uses, wholesale business and storage uses are prohibited.

B3 - Village Business District

The Village Business District is composed of all those areas so designated on the official zoning map. Predominant uses include retail, service and office establishments catering to both convenience and comparison-goods shoppers and oriented to pedestrian traffic. Multi-use development is encouraged, such as retail with office or business and residential. The three locations include portions of the principal business areas of Arlington: Lake Street, Arlington Center, and Arlington Heights. Businesses which consume large amounts of land and activities which interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this bylaw are discouraged.

B4 - Vehicular Oriented Business District

ART. 83, ATM 4/80

The Vehicular Oriented Business District is composed of all those areas so designated on the official zoning map. Uses include establishments primarily oriented to automotive traffic which require large amounts of land in proportion to building coverage; or establishments devoted to the sale or servicing of motor vehicles, the sale of vehicular parts and accessories, and service stations. Arlington has an overabundance of automotive and automotive accessory sales and service establishments; thus when one of these businesses closes, the conversion of the property to other retail, service, office or residential use is encouraged.

B5 - Central Business District

ART. 6, ATM 4/88

The Central Business District is composed of all those areas so designated on the official zoning map in Arlington Center. It includes retail, service, and office uses, and provides for large-scale development. The scale is intended to reinforce the Center's role as the focus of activity in Arlington. Multi-use development is encouraged, such as the combining of residential and business uses. Activities shall be oriented to pedestrian traffic and to centralized parking. Businesses which consume large amounts of land and interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this bylaw are discouraged.

MU-Multi-Use

ART.2, STM 9/04; ART.2 ,STM 5/05

The Multi-Use District is composed of all those areas so designated on the official zoning map. Districts must contain at least one acre. The district allows larger scale development only when controlled by the Arlington Redevelopment Board through urban renewal plans and Environmental Design Review.

I - Industrial District

The Industrial District is composed of all those areas so designated on the official zoning map. These areas in the Mill Brook Valley allow uses requiring the manufacture, assembly, processing or handling of materials which because of their traffic, noise, appearance, odor, or hazards would be disruptive to residential and other business uses. Residential uses, retail business uses, or uses which would otherwise interfere with the intent of this bylaw are discouraged.

T - Transportation District

ART. 5, ATM 4/00

The Transportation District is composed of all those areas designated on the official zoning map. Principal uses are bus terminals, open space uses, and the Minuteman Bikeway. Uses in conflict with these allowed uses or which otherwise interfere with the intent of this bylaw are prohibited.

PUD - Planned Unit Development District

The Planned Unit Development District is composed of that area so designated on the official zoning map. Large scale, multi-use development is permitted upon approval of a development plan and the assembly of a large amount of land.

OS – Open Space District

ART. 14, ATM 4/01

The Open Space District is composed of all those areas so designated on the official zoning map. The Open Space District is composed of parcels under the jurisdiction of Park and Recreation Commission, the Conservation Commission, the ARB, the MDC, or the MBTA. Structures where present are clearly accessory to the principle function of the property.

Section 3.03 - Zoning Map

ART. 5, ATM 4/98

The location and boundaries of the Zoning Districts are hereby established as shown on a map entitled "Zoning Map of the Town of Arlington, Massachusetts," dated April, 1998 and on file in the Office of the Town Clerk, which map, including an overlay map entitled "Wetland and Floodplain Overlay," dated April, 1998, with all explanatory matter thereon is declared to be a part of this Bylaw.

Section 3.04 - Changes to Map

Any change in the location of boundaries of a Zoning District hereafter made through the amendments of this Bylaw shall be indicated by the alteration of such map and the map, thus altered, is declared to be a part of the Bylaw thus amended.

Section 3.05 - Boundaries of Districts

The location of the boundary lines of districts shown upon the Zoning Map shall be determined as follows:

- a. Where a boundary is indicated as a street, alley, railroad, rapid transit right-of-way, watercourse or other body of water, it shall be construed to be the centerline or middle thereof, or where such boundary approximates a Town boundary, then to the limits of the Town boundary.
- b. Where a boundary is indicated as following approximately or parallel to a street, railroad, rapid transit right-of-way, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map. If no dimension is given, such distance shall be determined by the use of the scale shown on the Zoning Map.
- c. Where a dimensioned boundary or the actual property boundary coincides within ten (10) feet or less with a lot line, the boundary shall be construed to be the lot line.
- d. Where a boundary is indicated as intersecting the centerline of a street, railroad, watercourse or other water body, and unless it is otherwise indicated, it shall be construed to intersect at right angles to said centerline or, in the case of a curved centerline, to the tangent to the curve at the point of intersection.
- e. The abbreviation "PL" means property line as shown on the Town Assessor's Map as in effect at the effective date of this Bylaw. The abbreviation "PL," when used in conjunction with a subsequent amendment to this Bylaw, shall mean a property line as shown on the Town Assessor's Map as in effect at the effective date of such amendment.
- f. The abbreviation "CL" means "Centerline" and "CI" means "Center of Intersection."

- g. Whenever any uncertainty exists as to the exact location of a boundary line, the location of such line shall be determined by the Inspector of Buildings, provided, however, that any person aggrieved by his decision may appeal to the ZBA.